

ITALIAN VILLAGE COMMISSION MINUTES

Tuesday, April, 2015

4:00 p.m.

50 W. Gay St. – First Floor - Conference Room B

Commissioners Present: Todd Boyer, David Cooke (Acting Chair), Ben Goodman, Josh Lapp

Commissioners Absent: Rex Hagerling, Jason Sudy, Charmaine Sutton

City Staff Present: Connie Torbeck

- I. CALL TO ORDER (6:01 p.m.).
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Tuesday, May 12, 2015 – 50 W. Gay Street, 1st Floor, Conference Room A.
- III. NEXT COMMISSION MEETING – 6:00 p.m., Tuesday, May 19, 2015 – 50 W. Gay Street, 1st Floor, Conference Room B.
- IV. SWEARING IN OF STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES – Tuesday, February 17, 2015.
MOTION: Lapp/Boyer (4-0-0) APPROVED
- VII. STAFF APPROVALS
The Italian Village Commission hereby accepts all Staff Approved items (see below) into the formal record.
Votes are as indicated, with abstentions (if any) shown in brackets immediately following the specific application.
MOTION: Lapp/Boyer (4-0-0) APPROVED
- VIII. PUBLIC FORUM
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

CONTINUED APPLICATIONS

1. 15-1-9

51 East Fourth Avenue

Michael Mahaney/MM Developing, LLC (Applicant/Owner)

Following the presentation of the Staff Report, a motion was made, vote taken, and results recorded as indicated:

In the absence of the Applicant, and based on the Italian Village Commission policy to remove an application from the agenda following three (3) consecutive absences by the Applicant, remove Application #15-1-9, 51 East Fourth Avenue from further consideration. Submittal of a new application is required to be placed on a future agenda.

MOTION: Lapp/Goodman (4-0-0) REMOVED FROM AGENDA

2. 15-1-6

732-734 Kerr Street

Andrea Longshore (Applicant/Owner)

Following the presentation of the staff and sub-committee reports, and additional discussion, a motion was made, vote taken, and results recorded as indicated.

Approve Application #15-1-6, 732-734 Kerr Street, as submitted, with all clarifications, as noted.

Install New Railings at Porch Deck and Porch Steps

- Remove the original, round, horizontal wood railings at the porch deck (work has been completed).
- Install new, wrought iron (steel), black, powder-coated railings (work has been completed).
- Infill the holes in the wood columns where the horizontal wood railings were located. Holes to be filled with custom wood plugs (not wood filler), sanded down to match the contour of the existing columns.
- Install new, wood column bases (i.e., plinths and torie [semicircular, convex moldings set on top of the plinths at the base of the columns] around the bases of the existing wood columns. Design of the new column bases to be based on the 1994 photographs provided by Historic Preservation Office staff.
- Measured section drawing for column bases to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- Paint all wood elements of the two front porches. **Any unpainted stone, brick, or concrete to remain unpainted. Any previously painted stone, brick, or concrete to be painted to match the color of the original stone, brick, or concrete, as closely as possible. Paint color chips to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.**

Note: Installation of the wrought iron railings is being approved at this specific location for the following reasons:

- 1) The concrete porch decks were previously built-up in an incorrect manner and the original column bases removed, at an unknown date; 2) The existing wrought iron railings provide a proportionately correct solution with the modified porch decks; 3) The previously removed column bases are to be replaced.

Note: At such time when any future work is undertaken on the porch decks, columns, or railings, review of the proposed work will be based on the architectural review guidelines in affect at that time.

MOTION: Boyer/Lapp (4-0-0) APPROVED

3. 15-2-4

1017 North Sixth Street

Quinn Fallon (Applicant)

Quinn Fallon & Scott Guiler (Owners)

Following the presentation of the staff report, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #15-2-4, 1017 North Sixth Street, as submitted, with all clarifications, as noted.

Install New Retaining Wall

- Remove the existing, deteriorated concrete block retaining wall along the east and south sides of the property.
- Install new, dry stack, stone retaining wall, per the submitted site plan. Stone to be a natural stone, not pre-engineered.
- Previously approved 4'H fence to be installed behind the wall, per the submitted site plan.
- Previously approved 12' W concrete parking pad to be pavers.
- Cut sheets for stone and pavers to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.

MOTION: Lapp/Boyer (4-0-0) APPROVED

STAFF RECOMMENDATIONS

4. 15-4-4b

919 North Fourth Street

Chad Seiber (Applicant/Owner)

Item #4 has been moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the April 14th, 2015 IVC Business Meeting (See Staff Approvals, below).

Install New Windows

5. 15-4-16

950 Mount Pleasant Avenue

Forrest Stepp (Applicant/Owner)

Item #5 has been moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the April 14th, 2015 IVC Business Meeting (See Staff Approvals, below).

Install New Windows

6. 15-4-15 (Staff Recommendation)

143-145 East Third Avenue

Priestas Brothers Builders (Applicant)

Kimberly Wells (Owner)

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #15-4-15, 143-145 East Third Avenue, as submitted, with all clarifications, as noted.

New Construction/Garage

- Build one (1) new 20' x 34', frame garage, per the submitted site plan and elevation drawings.
- Two steel, 8' x 7, overhead doors to be raise panel, per the submitted product cut sheet.
- One (1) smooth, steel, four-panel pedestrian door to be on the north elevation and one (1) on the south elevation.
- Siding to be five-inch (5"), smooth, Hardi-Plank with 1" x 4" wood trim.
- Roof pitch to be 6/12 with 3-tab, asphalt shingle chosen from the Approved Roofing Shingles List.
- Wood, boxed overhangs to be on all elevations.
- Foundation to be 8" concrete block.
- Installation of any new fencing is not approved at this time.

Note: An angled siting of the new garage is approved at this specific location for the following reasons: 1) The location provides better circulation and access to the garage on this unique site.

MOTION: Goodman/Lapp (4-0-0) APPROVED

7. 15-4-17

662 North High Street

Randy Benedict (Applicant)

Giannopoulos Properties LTD (Owner)

Item #7 has been moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the April 14th, 2015 IVC Business Meeting (See Staff Approvals, below).

Install New Wall Sign

Install New Vinyl Door Signage

8. 15-4-18

697 North Fourth Street

Crystal Park - CDP Enterprises Inc. (Applicant)

Kevin Lykens (Owner)

Item #8 has been moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the April 14th, 2015 IVC Business Meeting (See Staff Approvals, below).

Install New Fence

Awning Signage

9. 15-4-24 (Staff Recommendation)

21 East Fifth Avenue

Jennifer Marlatt/The Table (Applicant)

Day Companies (Owner)

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #15-4-24, 21 East Fifth Avenue, as submitted, with all clarifications, as noted.

Landscaping

- Remove the existing concrete blocks.
- The Commission recommends a more art inspired plan for the green space in front of the building.
- Applicant is to work with Historic Preservation Office staff and Commissioner Cooke to determine the best approach and final details for the space.

MOTION: Goodman/Lapp (4-0-0) APPROVED

10. 15-4-19

68 East Second Avenue

Mike Fitzpatrick and Jeff Meacham (Applicant)

City of Columbus Board of Education (Owner)

Item #10 has been moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the April 14th, 2015 IVC Business Meeting (See Staff Approvals, below).

Install New Parking Sign/Option 1 or Option 2

Install New Pay Station

11. 15-4-33 (Staff Recommendation)

920 North High Street

Mike Fitzpatrick and Jeff Meacham (Applicant)

Emerald Light Investments, LLC

Item #11 has been moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the April 14th, 2015 IVC Business Meeting (See Staff Approvals, below).

Landscaping

Install Signs

Bike Rack

12. 15-4-23 (Variance Recommendation)

97 East Fifth Avenue/Burwell Heights

Burwell Investments LLC c/o Jack Reynolds (Applicant)

Burwell Investments, LLC (Owner)

Upon review of Application #15-4-23, 97 East Fifth Avenue, the Italian Village Commission recommends approval of the proposed variances, as follows:

Request for Variance Recommendation

1. 3356.03(C-4) – variance to allow residential use on 1st floor
2. 3309.142(a) height (35') – variance to allow building to be 75' tall (variance of 40')
3. 3332.039 (R-4) variance to allow commercial use on the residential property
4. 3349.12(c) Parking spaces – to reduce the required number of parking spaces from 178 to 134 (a reduction of 44 spaces)
5. 3312.13 Driveway width – to reduce the required driveway width from 20' to 15' (a reduction of 5')
6. 3312.21(c) – Screening – to omit screening along the west side of the ramp area
7. 3332.21 Setback (25') – to reduce the building setback from 25' to 0' (variance of 25')
8. 3332.25 Maximum sideyard (16') – to reduce the maximum sideyard to 0' (variance of 16')
9. 3332.26 Minimum sideyard (5') – to reduce the minimum sideyard from 5' to 0' (variance of 5')
10. 3332.18 lot coverage (50%) – to allow 100% lot coverage
11. 3332.27 Rearyard (25% of lot) to omit rearyard area
12. 3332.29 Height (35') variance to allow building to be 72' tall (variance of 37')
13. 3312.21 Landscaping – to omit tree requirement on surface parking lot (3 trees to 0)

Note: On December 9, 2014, the Italian Village Commission recommended approval for thirteen (13) variances relating to the Burwell Heights/Burwell Court development. COA/Recommendation # 15-4-23 modifies Item # 2 and # 4 only of COA/Recommendation # 14-12-19.

Note: An affirmative recommendation of these variances does not denote support or approval of any specific building design.

Reasons for an affirmative recommendation:

- 1) In recommending Item # 4 for approval, the Commission anticipates a mix of daytime and nighttime uses to lessen the nighttime parking load.
- 2) The proposed Burwell Heights/Burwell Court development, at this corner of this specific intersection, will provide a magnet for an important entry into Italian Village.

MOTION: Lapp/Boyer (4-0-0) APPROVAL RECOMMENDED

13. 15-4-34 (Conceptual Review/New Addition)

898 Hamlet Street

Urban Order Architecture (Applicant)

Allan Hurtt (Owner)

Prior to review of Application #15-4-34, Commissioner Cooke noted the need to abstain from the proceedings and exited the room. Commissioner Boyer assumed the role of Chairperson.

Demolition

- Demolish the existing, one-story, frame addition.

New Construction

- Construct a new, two-story, frame addition, per the submitted site plan and elevation drawings.
- Siding to be cementitious siding.
- Doors and windows to be wood.

Following the presentation by the applicants, Acting Chairperson Boyer opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.

Commissioner Comments

Todd Boyer:

- Originally thought the rear balcony should include more detail, such as a shed roof. But, it would then need to be a much more substantial balcony.
- Could be convinced of the balcony, but first reaction is to have a covering over the first floor doors rather than a balcony as a covering. The scale of the proposed balcony is intimate and obviously not a public event balcony.
- Thinks it is appropriate for the roof of the addition to keep the same pitch as the existing two-story house rather than matching the peak line.
- Even though the historic shed addition will be lost, the proposed roof of the addition maintains the character of the original house.

Ben Goodman:

- The rear balcony seems high to act as a cover to the first floor. Would seem nice to have some sort of historically appropriate shed roof over the rear, first floor doors.
- Could the second story balcony be recessed instead of cantilevered?
- Is okay with the removal of the existing rear addition. Incorporating details such as exposed rafter tails on the new addition will help maintain the character of the house.

Josh Lapp:

- It appears that the door and door hood of the existing shed addition are not original.
- Additions have been made to houses historically. Adding another addition is a normal progression.

NO ACTION TAKEN

14. 15-4-22 (Variance Recommendation)

782 North High Street

RGB LLC (Applicant/Owner)

Prior to review of Application #15-4-22, Commissioner Cooke returned and resumed the role of Acting Chairperson.

Upon review of Application #15-4-22, 782 North High Street, the Italian Village Commission recommends approval of the proposed variances, as follows:

Request for Variance Recommendation

- Section 3312.49 – To reduce the required number of parking spaces an additional two (2) to zero (0), based on the addition of an exterior freezer and the increase in size by 47 sq. ft. of the three floors of office space.

Note: On October 21, 2014, the Italian Village Commission recommended approval for a variance to reduce the number of required parking spaces from seven (7) to zero (0), for a new, four-story addition to an existing building (approved by BZA 11-18-14). This application modifies COA/Recommendation # 14-10-23 (10-21-2014).

Reasons for an affirmative recommendation:

- 1) The expansion of storage space for the restaurant will not add any additional seating space for customers within the restaurant;
- 2) The three (3) stories of restaurant office space will be daytime oriented, and will not compete with the demand for high-peak, evening time activities;
- 3) The building is in close proximity to a parking garage.

MOTION: Lapp/Boyer (4-0-0) APPROVAL RECOMMENDED

15. 15-4-30 (New Application/New Construction)

782 North High Street

Urban Order Architecture (Applicant)

RGB LLC (Owner)

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #15-4-30, 782 North High Street, as submitted, with all clarifications, as noted.

New Addition

- Construct a new, four-story addition, per the submitted drawings.
- Exterior walls, sills, and lintels to be stucco; stucco finish to be consistent with the existing building. Revised drawing, showing the distance of the stucco from the ground and reveal joints, to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.
- Coping at roof to be aluminum.
- Downspouts to be located on the west elevation.
- Addition to include a recess to accommodate an on-site dumpster, per the submitted site plan.
- Applicant is to explore the use of a moveable or fixed dumpster screen for the north or east side of the dumpster recess. Final design to be reviewed and approved by Commissioner Goodman.
- Cut sheet for doors and windows to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.

Note: The Commission encourages the Applicants to consider incorporating artwork or a mural on some of the blank wall spaces.

MOTION: Goodman/Boyer (4-0-0) APPROVED

VARIANCE RECOMMENDATIONS

16. 15-4-25(Variance Recommendation)

1023 North Sixth Street

Jason Slagle (Applicant)

Karen & Michael Goodburn (Owners)

Upon review of Application #15-4-25, 1023 North Sixth Street, the Italian Village Commission recommends approval of the proposed variances, as follows:

Request for Variance Recommendation

The subject property is currently zoned M-2 and is located at 1023 N. Sixth Street Columbus, Ohio 43201 (consisting of parcel numbers: 010-013621, 010-013884 and 010-063590) located in Franklin County.

The applicant desires to use the main existing structure and accessory building as an owner-occupied single family residence which is not allowed in an M-2 district. The applicant also wishes to construct an addition between the two buildings connecting them as one. T

1. §3367.01 - The existing buildings are zoned M-2. The applicant seeks a variance from the requirement under 3367.01 that only manufacturing and storage type uses are allowed in M-2. The applicant desires to use the property as an owner-occupied single family home.
2. §3321.05 - The applicant seeks a variance from the required vision clearance triangle of 10 ft. since the existing building encroaches into the vision clearance triangle on both corners. The building has been in place for over 50 years without issue.
3. §3332.18(d) - The applicant seeks a variance from the prohibition against the dwelling occupying more than 50 percent of the lot area. The existing barn building is abnormally large and unnecessary to the applicants intended use. The applicant wishes to construct an addition to the main building connecting it to the barn. The proposed construction would bring the total lot use to 53 percent. It is the intention applicant to remove a significant portion of the existing barn bringing the total well below the 50 percent threshold. The proposed addition is required to make the building habitable as a residence and therefore must be constructed first so that the applicant will have a place to live.
4. §3332.21 - The existing building is located less than fifty feet from the street line. The applicant wishes to construct an addition along the alley in line with the existing building. The applicant seeks a variance from this requirement under (a) as to comply with this requirement would require the hardships of either moving the existing building or reducing the size of the existing building, resulting in significant additional construction costs and seriously affecting the applicant's ability to use the building for the applicant's intended uses.

Reasons for an affirmative recommendation:

- The proposed use is appropriate and consistent with the Italian Village East Redevelopment Plan.

MOTION: Lapp/Goodman (4-0-0) APPROVAL RECOMMENDED

17. 15-4-20a (Variance Recommendation)

936 North Fourth Street

Kevin Noesner (Applicant/Owner)

Upon review of Application #15-4-20a, 936 North Sixth Street, the Italian Village Commission recommends approval of the proposed variances, as follows:

Request for Variance Recommendation

- Rezoning from R4 to CPD, to change from a retail use to an eating and drinking establishment.
- Reduction of required parking spaces from 19 to 0.

Reasons for an affirmative recommendation:

- A reasonable amount of on-street parking exists; the building is removed from the congestion of High Street, and there is limited potential for other commercial uses in the area.

MOTION: Lapp/Boyer (4-0-0) APPROVAL RECOMMENDED

15-4-20b (New Application/Exterior Alteration)

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #15-4-20b, 936 North Fourth Street, as submitted, with all clarifications, as noted.

Install New Chimney

- Install one (1) new chimney, per the submitted drawings, as required for new wood fired pizza business.
- Brick and mortar of the new chimney is to match the brick and mortar of existing chimneys as closely as possible in color, texture, and profile.
- All existing chimneys to remain, as is.

MOTION: Lapp/Boyer (4-0-0) APPROVED

15-4-20c (New Application/Signage)

Continue Application # 15-4-20c, 936 North Fourth Street, for installation of new signage, to allow the Applicant time to submit revised drawings. Appropriate new signage could include a projecting sign or foil/vinyl window signage.

MOTION: Goodman/Lapp (4-0-0) CONTINUED

18. 15-4-21 (Variance Recommendation)

732 North Fourth Street

Jeffrey New Day Community Center LLC (Applicant/Owner)

Upon review of Application #15-4-21, 732 North Fourth Street, and based on the revised Table submitted at the April 21, 2015 IVC meeting, the Italian Village Commission recommends approval of the proposed variances, as follows:

Request for Recommendation to Amend Ordinance 1819-2013

- Amend Ordinance 1819-2013 by adjusting the square footage of uses for Jeffrey Park Community Center, Site A, per the submitted site plan and Data Table.

Note: COA # 15-4-21 modifies COA # 13-1-6 (1-15-2013). This amendment applies to allocation of square footage at the community center only.

Reasons for an affirmative recommendation:

The community center will largely be a walking destination; The community center and eating establishment are both positive impacts for the area; A parking lot is located within two blocks to the east; On street parking will be available.

MOTION: Goodman/Lapp (4-0-0) APPROVAL RECOMMENDED

19. 15-4-25a (Variance Recommendation)

180 Detroit Avenue

Lykens Companies c/o Dave Perry (Applicant)

LS Development 174 Detroit, LLC (Owner)

Request for Variance Recommendation

Upon review of Application #15-4-25a, 180 Detroit Avenue, the Italian Village Commission recommends approval of the proposed rezoning, as follows:

SITE A:

- 1) The existing building closest to Hamlet Street (25') is a former manufacturing facility proposed to be converted to 18 apartments with interior parking. On the east side of the manufacturing building, a one story building will be razed and replaced with a three (3) story apartment building with 13 dwelling units, also with interior parking. The buildings will be connected, so the total development on this site will be 31 dwelling units with 31 interior parking spaces.
- 2) 3333.15(C), Basis of Computing Area, to permit 90% lot coverage.
- 3) 3333.18, Building Lines, to reduce the Detroit Avenue building setback line from ten (10) feet to two (2) feet for the existing and proposed buildings.

- 4) 3333.23(b)(d), Minimum Side Yard Permitted, to reduce the 5' minimum side yard to permit the existing zero (0') foot side yard on the west wall of the existing building along Hamlet Street (25') and permit a two (2) foot side yard on the east wall of the new building.
- 5) 3333.25, Rear Yard, to reduce required rear yard from 25% of lot area to 5.0% of lot area.
- 6) 3312.13, Driveway, to permit separate 12' two-way driveways for access to first floor and lower level interior parking levels.
- 7) 3312.21(A), Landscaping and Screening, to not provide interior parking lot landscaping, since all parking is within the building.
- 8) 3312.49, Minimum Numbers of Parking Spaces Required to reduce required parking for the new 13 DU portion of the 31 DU apartment building from 20 spaces to 15 spaces.
- 9) 3321.05, Vision Clearance, to reduce the 10' vision clearance triangle for the Detroit Avenue entrance to the lower parking level to 3' and to permit the location of the existing building in the 10' clear vision triangle at the intersection of Detroit Avenue and Hamlet Street (25').

SITE B

This site is a vacant lot and is directly across (south of) Detroit Avenue from Site A. The parcel is a corner lot and is 5,081 SF. Rezoning to the AR-1 District is pending to conform zoning and density for the construction of a four (4) dwelling unit building and detached four (4) car garage.

The following variances are requested:

- 1) 3333.15(C), Basis of Computing Area, to permit 90% lot coverage.
- 2) 3333.18, Building Lines, to reduce the Hamlet Street building setback line to 8' and the Detroit Avenue building setback to zero (0) feet.
- 3) 3333.23(b)(d), Minimum Side Yard Permitted, to reduce the 5' minimum side yard on the east side of the proposed building to 4'.
- 4) 3333.25, Rear Yard, to reduce required rear yard from 25% of lot area to 7.0% of lot area.
- 5) 3312.21(A), Landscaping and Screening, to not provide interior parking lot landscaping, since all parking is within the proposed detached garage building.
- 6) 3312.25, Maneuvering, to reduce the required 20 feet of maneuvering area to 18.5 feet for the north parking space of the detached garage, due to the angle of the alley, while the south 3 spaces will meet or exceed 20' of maneuvering area.
- 7) 3312.27, Parking Setback Line, to reduce the Detroit Avenue parking setback from 10 feet to zero (0) feet for the detached garage.
- 8) 3312.49, Minimum Numbers of Parking Spaces Required to reduce required parking from 6 spaces to 4 spaces for the 4 DU building.
- 9) 3321.05, Vision Clearance, to reduce the 30' vision clearance triangle for the intersection of Hamlet Street and Detroit Avenue to 15' +/- and to reduce the vision clearance triangle at the intersection of Detroit Avenue and the alley east of the site to 4'.

Note: The Commission notes that this kind of close-to-lot-line construction is consistent with the fabric of the neighborhood, especially in alleyways.

MOTION: Lapp/Goodman (4-0-0) APPROVAL RECOMMENDED

15-4-25b (Rezoning Recommendation)

Upon review of Application #15-4-25b, 180 Detroit Avenue, the Italian Village Commission recommends approval of the proposed rezoning, as follows:

- To rezone 0.42 ac (the development site on the north side of Detroit Avenue) from M, Manufacturing to AR-3, Apartment Residential
- To rezone 0.12 ac (the development site on the south side of Detroit Avenue) from R-4, Residential to AR-2, Apartment Residential

The requested zoning districts will establish conforming zoning districts for use and density, consistent with the project the IVC has previously reviewed.

MOTION: Lapp/Goodman (4-0-0) APPROVAL RECOMMENDED

20. 15-4-36a (New Application/Exterior Alterations)

174 Detroit Avenue

Karrick Sherrill/Shremshock Architects (Applicant)

Lykens Companies/Detroit, LLC (Owner)

Application # 14-10-19a, for exterior alterations to the existing warehouse building, was approved, with final elevation drawings and section drawings to return for final review and approval by Chair Hagerling. Application 14-10-19b, was approved, for demolition of the existing, non-contributing storage building and loading dock. Revised drawings have been submitted and will be reviewed by Chair Hagerling for final approval.

Exterior Alterations

- Final review of exterior alterations for the existing warehouse building, per the submitted drawings.

15-4-36b

Based on the site plan and renderings submitted for the January 20, 2015 Italian Village Commission hearing, the IVC granted Conditional Approval for Application 14-10-19c, 174 Detroit Avenue, for the proposed new construction, including the overall design, footprint, height, and massing, with all details to return to the Commission at a future hearing for final review and approval, including, but not limited to, full architectural elevations, signage, lighting, all face materials, colors, doors, and landscaping.

Approve Application 15-4-36b, 174 Detroit Avenue, as submitted, with all clarifications, as noted.

New Construction

- Construct a new, three-story, wood frame building over a concrete parking podium, with thirteen (13) single bedroom units and 31 parking spaces at/below grade, per the materials samples submitted at the April 21, 2015 Italian Village Commission meeting.
- Final drawings to be submitted to Historic Preservation Office staff for final approval by Chair Hagerling, based on Commissioner comments at the April 21, 2015 Italian Village Commission meeting.
- Applicant is to submit a landscape plan for review at a future Italian Village Commission meeting.
- Applicant is to submit signage for review at a future Italian Village Commission meeting.

MOTION: Lapp/Boyer (4-0-0) APPROVED

NEW APPLICATIONS

21. 15-4-26 (New Application/Landscaping)

875 Summit Street

Connie J. Klema (Applicant)

Wood Run Partners, LLC. (Owner)

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated:

Approve Application 15-4-26, 875 Summit Street, as submitted, with all clarifications, as noted.

Landscape Plan

- Install 1'H brick planter curb, per the submitted site plan.
- Steps and hand railing at the northeast corner to extend straight out toward First Avenue.
- Install new concrete sidewalk, per the submitted site plan.
- Install new plantings, per the submitted Planting Legend.
- Revised drawings to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission, prior to issuance of a Certificate of Appropriateness.

Exterior Lighting, Address Numbers & Mailboxes

- Install new entryway lighting, address numbers, and mailboxes, per the submitted drawing and cut sheets.

Note: COA # 14-7-9 was modified on October 21, 2014(14-10-28), to allow for the removal of the previously approved brick walled planters around the planting areas, with Applicants to return with a final landscaping plan. COA # 15-4-26 approves the final landscaping plan.

MOTION: Lapp/Goodman (4-0-0) APPROVED

22. 15-4-27 (New Application/Signage)

864 North High Street

Connie J. Klema (Applicant)

Jani Rehmar et al (Owners)

Item #22 has been moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the April 14th, 2015 IVC Business Meeting (See Staff Approvals, below).

Install New Awning

Install New Wall Sign

Install New Door Signage

Install new Storefront Windows

23. 15-4-28 (Conceptual Review)

808 Summit Street

Connie J. Klema (Applicant)

Marion J. Risberg (Owner)

Lot Split

- Divide the existing lot into two (2) lots, per the submitted site plan.

Lot One/North

- Construct a new, two-unit residence and a new, coach house residence, per the submitted site plan.

Lot Two/South

- Retain existing residence at 808-810 Summit Street.
- Construct new coach house residence, per the submitted site plan.

Following the presentation by the applicants, Acting Chairperson Cooke opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.

Commissioner Comments

Josh Lapp:

- Does not find the demolition of the modern garages to be an issue.
- The existing garages are fairly tall. Based on the submitted photographs, the height of a carriage house on the same sites would not seem inappropriate.
- The proposed new house does not need to match the existing in style. It could have a contemporary flare.

David Cooke:

- Has concerns about paving lot line to lot line at the rear apron on the alley. Would encourage permeable pavers.
- Will need to be sensitive to the height of the proposed coach house residences.
- It is a positive that the new garages would be off-set from the alley, improving the alleyway.
- The coach houses will not need to be twins. Would be good to have some variety between them.

Todd Boyer:

- The proposed coach houses are almost as big as the houses. The architecture will need to reflect the different scale of the two types of building.

Ben Goodman

- Thinks the proposed lot split is appropriate.

NO ACTION TAKEN

24. 15-4-29 (New Application/Exterior Alteration)

1044 North High Street

Brian Swanson (Applicant)

Fred Maloof (Owner)

Prior to review of Application #15-4-29, Commissioner Boyer noted the need to abstain from the proceedings and exited the room.

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated:

Continue Application #15-4-29, 1044 North High Street, for installation of a NanaWall storefront system, and direct Historic Preservation Office staff to place on the May 19, 2015 Italian Village Commission agenda.

Commissioner Comments:

- This is a huge expanse for a NanaWall.
- Would need to have more detailed elevation and section drawings, including where the windows are stacking inside the restaurant; what happens at the recessed entrance; plan of the inside restaurant/furniture; trim around the windows.
- The transom needs to be maintained beneath the existing colored panels.
- How will the new storefront system relate to the outdoor seating?
- Consider any changes to be made to the outdoor space.

MOTION: Goodman/Lapp (4-0-0) CONTINUED

25. 15-4-31b (New Application/New Construction)

55 Warren Street

Jennifer Teitt / The Bellepoint Company (Applicant)

Jason Thompson (Owner)

Following the presentation by the Applicants, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated:

Approve Application 15-4-31b, 55 Warren Street, as submitted, with all clarifications, as noted.

Demolition

- Demolish the existing, non-original, rear addition.

New Construction

- Construct a new, two-story, rear addition.
- Roof to be GAF Royal Sovereign, Nickel Gray Shingles with metal ridge roll.
- Windows to be Windsor Pinnacle, wood, one-over-one, double-hung sash, to match existing house, per the submitted cut sheet.
- Siding to be beveled Hardie Board siding, with wood trim to be consistent with the trim profile of the existing house.
- Foundation exterior to match existing house.
- Revised drawings to be submitted to Historic Preservation Office staff for final approval, prior to issuance of a Certificate of Appropriateness.
- Cut sheets for exterior light fixtures to be submitted to Historic Preservation Office staff for final approval.

Front Entrances

- Applicant is to submit a cut sheet for a new wood door for the inset doorway on the front elevation to Historic Preservation Office staff for final review and approval, prior to installation of the new door.
- Applicant is to work with Historic Preservation Office staff to determine whether the existing door opening on the front elevation was originally a window opening. If it is determined that it was originally a window opening, Applicant is to submit a cut sheet for a new, wood window to Historic Preservation Office staff for final review and approval, prior to installation of the new window.
- New window opening and exterior trim is to match the size and profile of existing windows and trim.

Note: Demolition of the deteriorated, non-original, rear addition is being approved based on the provided engineer's report, tax records, and the Historic Preservation Office staff report.

MOTION: Lapp/Boyer (4-0-0) APPROVED

26. 15-4-37 (New Application/New Construction)

266 E. Third Avenue

Juliet Bullock Architects (Applicant)

New Victorians (Owner)

New Construction

- Construct a new, two-story, frame, single-family dwelling with detached garage, per the submitted site plan and elevation drawings.
- Siding to be 4" HardiePlank siding with 1 x 6 wood trim.
- Windows to be aluminum-clad wood, one-over-one, double-hung sash windows.
- Roof to be asphalt shingle from the approved roofing shingle list with continuous metal ridge roll.
- Foundation to be plain-faced block.
- Cut sheets for exterior doors, windows, and light fixtures to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.

Following the presentation by the applicants, Acting Chairperson Cooke opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.

Commissioner Comments

Ben Goodman:

- Has some concerns about the two-story "plantation" porches. Encourages the applicants to consider less porch.
- Consider pulling some architectural features, including porch forms, from other, historic neighboring houses.

David Cooke:

- Brick would give the building an importance on the corner. It is not uncommon to have brick buildings anchoring corners in the village.
- Both of the neighboring new construction projects (to the east) have moderate to very contemporary features and some projecting features. Looking at those drawings may provide some cues.

Todd Boyer:

- This is on the corner and should not feel like an infill house. Will need to add windows on the west/street elevation.
- Also noted the contemporary features of the neighboring new construction projects.

NO ACTION TAKEN

27. 15-4-38 (New Application/New Construction)

No Address/SW crnr. Second Avenue & Fourth Street (formerly 941-943 N. Fourth St.)

Juliet Bullock Architects (Applicant)

New Victorians (Owner)

New Construction

- First conceptual review for construction of a new, two-story, frame, two-family dwelling with attached garage, per the submitted site plan and elevation drawings.

Following the presentation by the applicants, Acting Chairperson Cooke opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.

Commissioner Comments

David Cooke:

- Thinks the corner element needs more weight. Perhaps something like a turret or tower to provide a focal point for the corner.
- The proposed integrated garages are not seen from the street. The garages could be jogged or have some screening to make them less visible.

Ben Goodman:

- This is a prominent corner. Would be supportive of bringing a building up to the street. Wonders about going with just two units at this time to avoid the vision clearance issue, leaving the corner lot open, for development in the future.

Josh Lapp:

- Agrees that an end element could help at the corner of the building.
- Referred to the historic siting of buildings at this corner, as shown on Sanborn maps.
- Will be interested in the corner, in general. There is not generally this much green space at a corner in the village.
- This is not a completely residential street, but a multi-purpose street, so does not think that the integrated garages would be inappropriate at this site and with this scale.

Todd Boyer:

- A tower on the corner is a good idea. If a tower is used, all the other masses could be simplified.
- Another approach could be to make the corner the void corner, as traditionally done.
- Consider moving some of the program back toward the parking space and move the patio to a front porch, extending into the setback a bit.

NO ACTION TAKEN

STAFF APPROVALS

• **15-4-1**

158 East Second Avenue

Allen Eal (Applicant/Owner)

Approve Application 15-4-1, 158 East Second Avenue, as submitted, with all clarifications, as noted.

Porch Rehabilitation

- Remove any/all damaged, deteriorated, and missing tongue and groove, wooden porch flooring.
- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.
- It is recommended that all new, tongue and groove, porch flooring be primed on all sides with porch floor enamel thinned with the appropriate material according to manufacturers' specifications prior to installation in order to extend its useful life.
- Install new, tongue and groove wooden, porch flooring (e.g., Redwood, Cedar, Fir, Bamboo, Cypress).
- Following installation of the new, wooden flooring, apply no less than one (1), complete, finish coat of the same exterior porch floor enamel thinned with the appropriate material according to manufacturers' specifications; paint color chip to be submitted to Historic Preservation Office staff for final review and approval in consultation with the Italian Village Commission.
- Restore the front porch privacy panels/columns/skirting as necessary with like material of exact same dimension and profile as the existing, original, front porch privacy panel/columns/skirting; like-for-like.

• **15-4-2**

78-80 East Fourth Avenue

Michael Linsker / Linsker Holdings, LLC. (Applicant/Owner)

Approve Application 15-4-2, 78-80 East Fourth Avenue, as submitted, with all clarifications, as noted.

Eave Soffit & Fascia Repair:

- Repair and or replace all damaged, deteriorated, and missing wood eave soffit and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.

Repair Box Gutters

- Examine all box gutters on all elevations and make any repairs with new materials of appropriate dimension and profile.
- Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer's specifications, and Columbus Building Codes.

- Install new, round, galvanized metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Finish coat paint colors to be White, Valspar "High Speed Steel" and Valspar "Vintage Grey".
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible, i.e., Valspar "Vintage Grey".**

• **15-4-3**

59-61 East Lincoln Street

Michael Linsker / Linsker Holdings, LLC. (Applicant/Owner)

Approve Application 15-4-3, 59-61 East Lincoln Street, as submitted, with all clarifications, as noted.

Eave Soffit & Fascia Repair:

- Repair and or replace all damaged, deteriorated, and missing wood eave soffit and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Finish coat paint colors to be Valspar "High Speed Steel" and Valspar "Vintage Grey".
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**

Stain Exterior Wood Door

- Make any/all necessary repairs to the existing wooden doors per industry standards.
- All new wood to be of exact same profile and dimension as the original door panels, stiles, and rails; like-for-like.
- Stain to be natural stain similar to current color of doors.

• **15-4-4a**

919 North Fourth Street

Chad Seiber (Applicant/Owner)

Approve Application 15-4-4a, 919 North Fourth Street, as submitted, with all clarifications, as noted.

Spot Tuck Point

- Check all mortar joints on all elevations of the brick house for soundness. All sound mortar to remain in place.
- Replace any/all missing damaged material and replace with new or used brick of the exact same shape, dimension, and color; like-for-like.

- Use hand tools to remove any/all loose mortar to a depth of 3/4".
- Moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile.
- New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Masonry Buildings" <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

Install New Doors

- Remove the two (2) non-original front entry doors and the one (1) non-original rear entry door.
- Install new, wood, half-lite doors in the two (2) front entry doorways, and a new, full-lite, Therma-Tru door in the rear entry doorway, per the submitted product cut sheet.

Rear Porch Repair

- Remove the existing, non-original columns on the rear porch.
- Install new, square wood columns with chamfered bases, to match existing. Diameter of new wood columns to be increased from the existing to approximately 5 1/2 ".

- **15-4-4b**

919 North Fourth Street

Chad Seiber (Applicant/Owner)

Converted to Staff Approval following HPO Staff presentation at the April 14th IVC Business Meeting.

Approve Application 15-4-4b, 919 North Fourth Street, as submitted, with all clarifications, as noted.

Install New Windows

- Remove the existing, deteriorated, wood, two-over-two, double-hung sash windows.
- Install new, Semco, all wood (interior/exterior), two-over-two, simulated-divided-lite (SDL), double-hung sash windows, per the submitted cut sheet/specifications.
- New windows to fit existing openings.
- Width of muntin bars to be 7/8". Muntin bars to be permanently affixed to the interior and exterior surfaces with a spacer bar between the two layers of glass.
- Paint new windows to match existing color.

- **15-4-5**

662 North High Street

Randy Benedit (Applicant)

Giannopoulos Properties (Owner)

Approve Application 15-4-5, 662 North High Street, as submitted, with all clarifications, as noted.

Install Temporary Sign

- Install one (1) new, temporary, vinyl banner sign, for the new business tenant, Second Sole, per the submitted specifications.
- Banner to be removed upon installation of a new permanent sign for the new Second Sole store.

Note: An application for a new, permanent sign has been submitted for the April 21, 2015 IVC agenda.

- **15-4-6**

816-818 Hamlet Street

Anthony Khoury (Applicant/Owner)

Approve Application 15-4-6, 816-818 Hamlet Street, as submitted, with all clarifications, as noted.

Replace Sidewalks

- Remove any/all damaged and deteriorated, public and service sidewalks, and dispose of all debris in accordance with Columbus City Code.
- Install new concrete sidewalks, per the submitted site plan.

- All work to be in accordance with industry standards and all applicable City Building Codes.

Repair Concrete Steps

- Patch/repair existing concrete steps at rear stoops, as needed.

- **15-4-7**

182 East Fourth Avenue

James R. Sheets, Jr./Sheets Construction (Applicant)

Brian A. Callaghan (Owner)

Approve Application 15-4-7, 182 East Fourth Avenue, as submitted, with all clarifications, as noted.

Install New Soffit Vents

- Install new Air Vent, 16" x 4", aluminum under eave soffit vents, per the submitted cut sheet.
- Vents to be painted to match the existing soffit, SW 2802 Rookwood Red.

- **15-4-8**

60 East Russell Street

Karen Hewitt/Able Roof, LLC (Applicant)

William Montgomery (Owner)

Approve Application 15-4-8, 60 East Russell Street, as submitted, with all clarifications, as noted.

Eave Soffit & Fascia Repair:

- Repair and or replace all damaged, deteriorated, and missing wood eave soffit and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be Certain Teed, (standard 3-tab), Nickel Gray.
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted gray or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted gray or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on the three porch roofs down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia; color to match the existing trim color.

- **15-4-9**

199 East Second Avenue

Karen Hewitt/Able Roof, LLC (Applicant)

Dianna Zweig (Owner)

Approve Application 15-4-9, 199 East Second Avenue, as submitted, with all clarifications, as noted.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be Certain Teed, (standard 3-tab), Nickel Gray.
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted gray or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted gray or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

- **15-4-10**

816-818 Hamlet Street

Anthony Khoury (Applicant/Owner)

Approve Application 15-4-10, 816-818 Hamlet Street, as submitted, with all clarifications, as noted.

Repair Exterior Brick Wall

- Install threaded rod anchors as indicated in plans to provide reinforcement to bulging and partially displaced southern exterior brick wall.

Exterior Painting

- Repaint previously painted sills white to match previous color.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

- **15-4-11**

737 Kerr Street

Paula Berry (Applicant)

Berry Ohio Holdings LLC (Owner)

Approve Application 15-4-11, 737 Kerr Street, as submitted, with all clarifications, as noted.

Exterior Painting

- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Siding to be painted Olympic "Lava Gray", trim to be painted Valspar "Ultra White", and doors to be painted Valspar "La Fonda Geranium Red"
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**

- **15-4-12**

934 Mount Pleasant Avenue

Robert Johnson (Applicant/Owner)

Approve Application 15-4-12, 934 Mount Pleasant Avenue, as submitted, with all clarifications, as noted.

Repair/Replace Downspouts

- Replace the existing gutter system on all elevations with new metal, 5 inch ogee (k-style) gutters.
- Install new, 3" x 4" corrugated metal downspouts in the appropriate locations to assure proper drainage.
- Color to be Bronze/Terratone.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

- **15-4-13**

807 Hamlet Street

Gonchar Remodeling LLC (Applicant)

Leslie Edwards (Owner)

Approve Application 15-4-13, 807 Hamlet Street, as submitted, with all clarifications, as noted.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

[X] GAF

Royal Sovereign (standard 3-tab)

[X] Nickel Gray

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

Install New Rubber Roof

- Remove any/all rolled roofing where applicable down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

• **15-4-31a**

55 Warren Street

Jennifer Teitt / The Bellepoint Company (Applicant)

Jason Thompson (Owner)

Approve Application 15-4-31a, 55 Warren Street, as submitted, with all clarifications, as noted.

Repair/Replace Gutters & Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the house and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
- Install new, corrugated metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood shake siding and wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

Repair Foundation

- Check all mortar joints on all elevations for soundness. All sound mortar to remain in place.
- Replace any/all missing damaged material and replace with new or used stone of the exact same shape, dimension, and color; like-for-like.
- Use hand tools to remove any/all loose mortar to a depth of 3/4".
- Moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile.
- New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Masonry Buildings" <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

Porch Rehabilitation

- Remove any/all damaged, deteriorated, and missing tongue and groove, wooden porch flooring.
- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.
- It is recommended that all new, tongue and groove, porch flooring be primed on all sides with porch floor enamel thinned with the appropriate material according to manufacturers' specifications prior to installation in order to extend its useful life.
- Install new, tongue and groove wooden, porch flooring.
- Following installation of the new, wooden flooring, apply no less than one (1), complete, finish coat of the same exterior porch floor enamel thinned with the appropriate material according to manufacturers' specifications;

paint color chip to be submitted to Historic Preservation Office staff for final review and approval in consultation with the Italian Village Commission.

- Repair/restore the front porch columns and steps, as necessary, with like material of exact same dimension and profile as the existing, original, front porch columns; like-for-like.

Repair/replace Porch Ceiling

- Remove and dispose of existing porch ceiling, as needed, pull all nails from, and inspect condition of, existing rafters to insure structural integrity.
- Install a new porch ceiling nailed with galvanized finish nails.
- New material to be [] 1" x 3", tongue and groove, yellow pine, bead board or [] 4' x 8' Georgia-Pacific "Classic" style Ply-Bead (with sanded surface and 1/8" beaded pattern approx. 1.6" o.c.); prime exposed surface complete.
- Paint/stain color chip to be submitted to Historic Preservation Office staff for final review and approval in consultation with the Italian Village Commission.

Repair Windows

- Examine all windows on all elevations and make all necessary repairs to insure proper operation of upper and lower sashes.
- Any/all original wood windows are to be repaired in accordance with industry standards for wood windows.
- Repair all double-hung, wood windows as needed with new materials of exact same dimension and profile; like-for-like.
- Enlarge the one (1) bathroom window opening on the west elevation to match the size of existing windows. Install a new all wood (interior/exterior), one-over-one, double-hung sash window, per the submitted cut sheet, to match existing windows.

Fence Repair

- Repair and reinstall the existing wrought iron fence at the front property line.

15-4-35

898 Hamlet Street

Urban Order Architecture (Applicant)

Allan Hurtt (Owner)

Approve Application 15-4-35, 898 Hamlet Street, as submitted, with all clarifications, as noted.

Install New Front Door

- Remove the existing, non-original front door and damaged transom.
- Install a new, wood door and transom, to fit the existing opening.
- Cut sheet or drawing for new door and transom to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

- **15-4-16**

950 Mount Pleasant Avenue

Forrest Stepp (Applicant/Owner)

Converted to Staff Approval following HPO Staff presentation at the April 14th IVC Business Meeting.

Approve Application 15-4-16, 950 Mt. Pleasant Avenue, as submitted, with all clarifications, as noted.

Install New Windows

- Remove the existing, deteriorated, wood, one-over-one, double-hung sash windows.
- Install new, Marvin, all wood (interior/exterior), one-over-one, double-hung sash windows, per the submitted cut sheet/specifications.
- New windows to fit existing openings.
- Paint new windows to match existing color.

- **15-4-17**

662 North High Street

Randy Benedict (Applicant)

Giannopoulos Properties LTD (Owner)

Converted to Staff Approval following HPO Staff presentation at the April 14th IVC Business Meeting.

Approve Application 15-4-17, 662 North High Street, as submitted, with all clarifications, as noted.

Install New Wall Sign

- Install one (1) new 39" H x 89" W, non-illuminated, aluminum wall sign, per the submitted renderings (Total 24.1 sq. ft.).
- Two-inch (2") deep aluminum panel to be painted grey.
- Main copy to be routed in the face of the aluminum panel, and backed with black, opaque acrylic.
- Accent shadows, trim border and small text to be painted white.
- Aluminum frame mounting substructure to be mounted into existing penetrations in the building fascia.

Install New Vinyl Door Signage

- Install new, white vinyl logo and hours of operation on front entrance door, per the submitted rendering.

- **15-4-18**

697 North Fourth Street

Crystal Park - CDP Enterprises Inc. (Applicant)

Kevin Lykens (Owner)

Converted to Staff Approval following HPO Staff presentation at the April 14th IVC Business Meeting.

Approve Application 15-4-18, 697 North Fourth Street, as submitted, with all clarifications, as noted.

Install New Fence

- Install new, black, wrought-iron (steel) fence, per the submitted rendering, to designate smoking area for Cray Eatery & Drinkery.
- All work to be in accordance with all applicable Columbus City Building Codes and industry standards.

Awning Signage

- Retain the existing awning signage, as installed prior to review and approval.
- Signage consists of the restaurant name, "Cray Eatery & Drinkery," on the front flap of the existing awning.

- **15-4-19**

68 East Second Avenue

Mike Fitzpatrick and Jeff Meacham (Applicant)

City of Columbus Board of Education (Owner)

Converted to Staff Approval following HPO Staff presentation at the April 14th IVC Business Meeting.

Approve Application 15-4-19, 697 68 E. Second Avenue, as submitted, with all clarifications, as noted.

Install New Parking Sign/Option 1 or Option 2

- Install one (1) new, public parking sign, to serve the existing surface parking lot located at the northeast corner of Mt. Pleasant Avenue and E. Second Avenue, per the submitted site plan.
- Applicant is to submit additional information to Historic Preservation Office staff regarding visibility studies, to insure the most visible location for the sign. Final location of parking sign to be submitted to Historic Preservation Staff for final review and approval, prior to installation.
- New sign to include one (1) round, internally illuminated, acrylic "P" sign, with one (1) rectangular aluminum sign below (Option 1 or Option 2), including hours of availability, per the submitted renderings.
- Signs to be mounted on a single aluminum pole.
- Signs to be the standard blue, red, and white parking sign colors.
- Overall size to measure 85" H and 18" W, per the submitted renderings and specifications.

Install New Pay Station

- Install one (1) "Luke II" Multi-Space Pay Station at the north end of the parking lot, per the submitted site plan and product cut sheet.

- **15-4-33**

920 North High Street

Mike Fitzpatrick and Jeff Meacham (Applicant)

Emerald Light Investments, LLC

Converted to Staff Approval following HPO Staff presentation at the April 14th IVC Business Meeting.

Approve Application 15-4-33, 920 North High Street, as submitted, with all clarifications, as noted.

Landscaping

- Install new trees, shrubs, perennials, and other plantings, per the submitted site plan and Master Plant Plan.
- The Commission requests that any proposed ornamental grasses be replaced with another type of planting material.
- The Commission requests that one additional street tree be planted along High Street.

Install Sign

- Install two (2) new, 30 minute “Customer Pick-Up and Delivery” sign, per the submitted site plan and drawing, and per BZA requirements.

Bike Rack

- Install one (1) new bike rack, per the submitted site plan.
- Final design to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission.

- **15-4-27**

864 North High Street

Connie J. Klema (Applicant)

Jani Rehmar et al (Owners)

Converted to Staff Approval following HPO Staff presentation at the April 14th IVC Business Meeting.

Approve Application 15-4-33, 920 North High Street, as submitted, with all clarifications, as noted.

Install New Awning

- Install a new, black canvas awning, to match the existing, adjacent storefront awning.

Install New Wall Sign

- Install one (1) new, non-illuminated wall sign.
- Sign to consist of individual, reverse channel, aluminum letters, spelling “BORROR PROPERTIES,” and a crest.
- Depth of channel return to be three inches (3”).
- Faces of letters to be aluminum, painted “black.”
- Face of crest to be aluminum with surface applied, digital, printed vinyl decal. Colors: “red” and “yellow.”

Install New Door Signage

- Install new, vinyl door signage, to include business name, logo, phone numbers, and website address, per the submitted rendering.

Install new Storefront Windows

- Remove the existing aluminum storefront window frame.
- Install new, black, aluminum storefront window frame and windows.

X. OLD BUSINESS

XI. NEW BUSINESS

- Dumpsters in Pearl Alley
 - Following the April 14th business meeting, Historic Preservation Office staff spoke with Jerry Ryser, Department of Public Service, regarding the current location of several dumpsters within the right-of-way of Pearl Alley. Mr. Ryser suggested that a 311 report should be submitted so Public Service may follow up on the issue.

XII. ADJOURNMENT

MOTION: Lapp/Goodman (4-0-0) ADJOURNED (9:45 p.m.)